

# DOLMAN

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS COST CONSULTANTS CDM PRINCIPAL DESIGNERS

Sussex House, Bath Road, Devizes, Wiltshire. SN10 2AF

Tel: [REDACTED]  
Email: [REDACTED]  
Web: [www.dolmansurveyors.co.uk](http://www.dolmansurveyors.co.uk)

## DESKTOP STUDY

for

## CLASS Q

on behalf of

MR C WILLMER

at

BARN AT FAIRFIELD LANE, CRICKLADE, WILTS SN6 6HZ

DOLMAN

Tel: [REDACTED]

Email: [REDACTED]

January 2026

**Barn at Fairfield Lane, Cricklade, Wilts SN6 6HZ**  
**Desktop Study**  
**Class Q**

**Class Q Criteria (Post 21 May 2024 update)**

Set out below is a table indicating the criteria for Class Q (as described in the Statutory Instrument Ref: 2024 No. 579) and comments relating to the proposal.

'Class Q – buildings on agricultural units and former agricultural buildings to dwelling houses'

| <b><u>Permitted Development consisting of:-</u></b>                                                                                                                                                                                                                                                                                                                                                                                                      | <b><u>Comments</u></b>                                                                                                                                  | <b><u>Compliance with Class Q</u></b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>(a) a change of use of—</p> <p>(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or</p> <p>(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,</p>                                         | <p>The building is part of an established agricultural unit.</p>                                                                                        | <p>Yes</p>                            |
| <p>(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or</p>                                                                                                                                                                                                                                                                                                                 | <p>Refer to Drawings</p>                                                                                                                                | <p>Yes</p>                            |
| <p>(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.</p>                                                                                                                                                                                   | <p>Refer to building survey and designs</p>                                                                                                             | <p>Yes</p>                            |
| <b><u>Development is not permitted by Class Q if: -</u></b>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                         |                                       |
| <p>(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—</p> <p>(i) on 24th July 2023, or</p> <p>(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins</p>                                                                                     | <p>The barn is part of an established agricultural unit and has solely been used for agricultural purposes before and since 24 July 2023</p> <p>N/A</p> | <p>Yes</p> <p>Yes</p>                 |
| <p>(b) in the case of a site that was (but is no longer) part of an established agricultural unit—</p> <p>(i) the site was part of an established agricultural unit on 24th July 2023,</p> <p>(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or</p> | <p>N/A</p> <p>N/A</p>                                                                                                                                   | <p>Yes</p> <p>Yes</p>                 |

|                                                                                                                                                                                                                                                                   |                                                                                                             |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|
| (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,                                                                                                                                      | N/A                                                                                                         | N/A |
| (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,                                                                          | The proposed floor area is 148.73m <sup>2</sup>                                                             | Yes |
| (c) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—                                                      |                                                                                                             |     |
| (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or                                                                                                | This is the first Class Q on the established agricultural unit.                                             | Yes |
| (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,                                                                                     | This is the first Class Q on the established agricultural unit                                              | Yes |
| (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,                                                                                                                         | There is currently no agricultural tenancy                                                                  | Yes |
| (f) less than 1 year before the date development begins—                                                                                                                                                                                                          |                                                                                                             |     |
| (i) an agricultural tenancy over the site has been terminated, and                                                                                                                                                                                                |                                                                                                             |     |
| (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,                                                      | Termination agreed by Landlord and Tenant due to the building no longer being required for agricultural use | Yes |
| (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins, | There has been no development under Class A (a) or Class B (b)                                              | Yes |
| (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—                                                                                     |                                                                                                             |     |
| (i) extension of the building allowed by paragraph Q.1(i);                                                                                                                                                                                                        | No extension proposed                                                                                       | Yes |
| (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),                                                                                                                                                           | No protrusions proposed, existing cladding is to be retained                                                | Yes |
| (i) the development under Class Q(b) would result in an extension that—                                                                                                                                                                                           |                                                                                                             |     |
| (i) has more than one storey,                                                                                                                                                                                                                                     | N/A                                                                                                         | Yes |

|                                                                                                                                                                                                                                                                                                            |                                                                     |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----|
| (ii) is sited anywhere other than to the rear of the existing building,                                                                                                                                                                                                                                    | N/A                                                                 | Yes |
| (iii) extends beyond the rear wall of the existing building by more than 4 metres,                                                                                                                                                                                                                         | N/A                                                                 | Yes |
| (iv) has eaves the height of which exceed the height of the eaves of the existing building,                                                                                                                                                                                                                | N/A                                                                 | Yes |
| (v) is higher than whichever is the lower of—<br>(aa) the highest part of the roof of the existing building, or<br>(bb) a height of 4 metres above the ground,                                                                                                                                             | N/A                                                                 | Yes |
| (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or                                                                                                                                                                                                           | N/A                                                                 | Yes |
| (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—                                                                                                                              | N/A                                                                 | Yes |
| (aa) the hard surface was not provided on the land on or before 24th July 2023, or<br>(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins, | N/A                                                                 | Yes |
| (j) the development under Class Q(c) would consist of building operations other than—                                                                                                                                                                                                                      |                                                                     |     |
| (i) the installation or replacement of—<br>(aa) windows, doors, roofs, or exterior walls, or<br>(bb) water, drainage, electricity, gas or other services,<br>to the extent reasonably necessary for the building to function as a dwellinghouse, and                                                       | Refer to Drawings for works reasonably necessary for the conversion | Yes |
| (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),                                                                                                                                                                                | No demolition proposed                                              | Yes |
| (k) the site is on article 2(3) land,                                                                                                                                                                                                                                                                      | The site is not on article 2(3) land                                | Yes |
| (l) the site is, or forms part of—<br><br>(i) a site of special scientific interest;<br><br>(ii) a safety hazard area;<br><br>(iii) a military explosives storage area,                                                                                                                                    | The site is not, nor does it contain a scheduled monument           | Yes |
| (m) the site is, or contains, a scheduled monument,                                                                                                                                                                                                                                                        | The site is not, nor does it contain a scheduled monument           | Yes |
| (n) the building is a listed building,                                                                                                                                                                                                                                                                     | The building is not Listed                                          | Yes |

|                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----|
| (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015( <u>3</u> ) as read with the notes dated 19th May 2016 which apply to it, or | Refer to designs, the proposals comply with space standards | Yes |
| (p) the building does not have suitable existing access to a public highway.                                                                                                                                                                                                                                                                                                               | There is an existing vehicular access                       | Yes |

## 2.0 Class Q Conditions

Subject to the previous criteria being met, the following conditions will be considered as part of the application:-

- (a) Transport and highways impacts of the development,
- (b) Noise impacts of the development,
- (c) Contamination risks on the site,
- (d) Flooding risks on the site,
- (e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (f) The design or external appearance of the building, and
- (g) The provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

## 3.0 Conclusion

It is considered that the criteria can be met and the conditions should be acceptable to the Council (further justification to the conditions will be carried out as part of the application that is made).